



Bodmin Road, Luton, Bedfordshire, LU4 9BW

Price £325,000 Freehold



Welcome to this charming 3 bedroom extended mid terrace property located in the sought-after area of Luton, Bedfordshire.

Priced at £325,000, this lovely home offers a perfect blend of modern convenience and traditional charm.



Bodmin Road

Luton, LU4 9BW



- 3 Bedrooms
- Extended Mid Terrace
- 2 Reception Rooms
- Family Bathroom
- Separate WC
- Integral Garage
- Parking for 2 Cars
- Rear Garden
- Walking distance to Leagrave Train Station



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As you enter the property, you are greeted by a entrance hall that leads to the first of the two reception rooms. The bright and airy living room is the perfect space for relaxing and entertaining, with ample natural light streaming in through the large windows. The second reception room offers a versatile space that could be used as a dining room, home office, or playroom, depending on your needs.

The property boasts a well-appointed kitchen with plenty of storage space. The kitchen leads out to the rear garden. The garden is a peaceful oasis, perfect for gardening enthusiasts or those looking for a tranquil outdoor space.

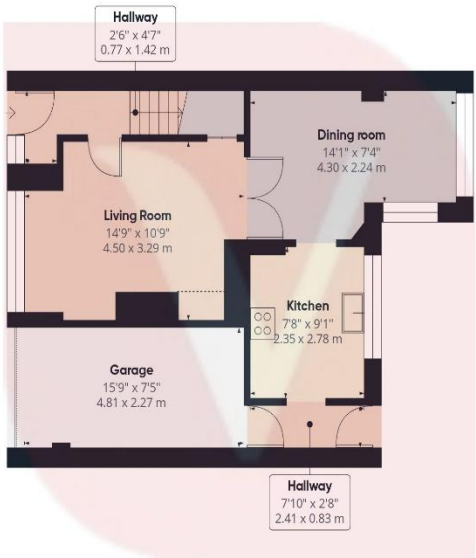
Upstairs, you will find three generously sized bedrooms, all of which benefit from plenty of natural light. The family bathroom is modern and stylish, with a bath, shower, sink, and has a separate WC.

One of the standout features of this property is the driveway, which provides parking space for two cars, as well as an integral garage for additional storage or parking. This is a rare find in the area and adds to the convenience and desirability of the property.

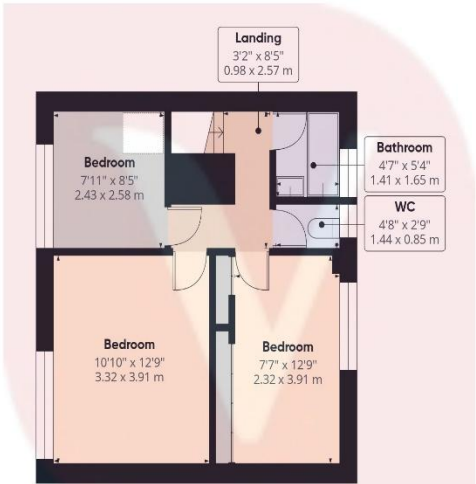
Located in Luton, Bedfordshire, this property is ideally situated for those looking to enjoy all that this vibrant town has to offer. Luton is home to a wide range of amenities, including shops, restaurants, and leisure facilities. The town centre is just a short distance away, offering a variety of shopping and dining options.

For those who enjoy the outdoors, Luton has plenty to offer. The town is surrounded by beautiful countryside, with numerous parks and green spaces to explore. Wardown Park is a popular choice for a leisurely stroll or a picnic, while Stockwood Park offers a range of activities, including a golf course and museum.

Luton is also home to a number of cultural attractions, including the Wardown House Museum and Gallery, which showcases the town's history and heritage. The Hat Factory Arts Centre is a hub for arts and entertainment, hosting a variety of performances and events throughout the year.



Ground Floor



Floor 1

Approximate total area^m
899 ft²
83.5 m²
Reduced headroom
6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**9 Compton Avenue,
Luton,
Bedfordshire,
LU4 9AX**

**T: 01582 249155
E: info@venture-residential.co.uk**

